



**#15-12 CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW REQUEST FOR
PRE-FABRICATED COMMERCIAL BUILDING INSTALLATION WITHOUT TENANT
OCCUPATION**

3334 SWETZER ROAD, APN: 044-220-041-000

**STAFF REPORT
2/23/16 PLANNING COMMISSION MEETING**

REQUEST

Dean Petersen (herein referred to as "applicant/owner") requests approval of a Conditional Use Permit and Design Review to allow for the installation of a 6,000-square foot, prefabricated metal commercial building at 3334 Swetzer Road (APN 044-220-041-000). The site is zoned Limited Industrial (ILT) and designated for industrial use in the General Plan. The use proposed on this parcel is permitted through the Loomis Zoning Code; however, "A Conditional Use Permit (CUP) is required when a proposed land use is listed as "conditionally permitted" by the Zoning Ordinance or a new building, greater than 500 square foot addition, lapse in use without required parking for over one year, revision to a building's recent use requiring additional parking, or is proposed to be placed on a commercial or industrial site." A Design Review Approval is also "required on all building permits to be issued in the Commercial or Industrial zoning district." The proposed Project, if granted a Conditional Use Permit and Design Review Approval, could be found to be consistent with the Town of Loomis Zoning Ordinance. Staff believes that this finding can be made for this proposal as conditioned by the Planning Commission.

RECOMMENDATION: Hear staff report, take public comment, and consider approval of Resolution #15-12a and b approving the Conditional Use Permit and Minor Design Review, per the findings in Exhibit A and conditions of approval in Exhibit B.

1. That the Planning Commission approve Resolution #15-12 for a Conditional Use Permit and Minor Design Review to allow installation of a 6,000-square foot prefabricated commercial building and improvements to the parcel (parking area, landscaping, and a driveway entrance off Swetzer).
2. That the Planning Commission, acting on the Minor Design Review of the proposed building and landscaping at 3334 Swetzer Road in accordance with Section 11.12 of the Town of Loomis Zoning Ordinance, approves Resolution #15-12b- for a Design Review Approval, APN 044-220-041-000 with the findings in Exhibit A and the recommended conditions in Exhibit B.

PROJECT DESCRIPTION

The Project site is located at 3334 Swetzer Road in the Town of Loomis (APN 044-220-041-000) and is bordered by industrial uses to the north, south, and west and Swetzer Road to the east. The parcel is currently vacant and graded (no natural vegetation exists on the Project site). The site is currently accessed via an unimproved driveway that connects with Swetzer Road. Utilities (sewer,

water, and electricity) are in the vicinity of the parcel and are available for connection.

CONDITIONAL USE PERMIT REQUEST

USE

The applicant/owner proposes to develop the site with a 6,000-square foot, prefabricated commercial building on a 1-acre vacant parcel at 3334 Swetzer Road in Loomis, APN: 044-220-041-000 per the attached exhibit map. The applicant/owner also proposes to improve the parcel with egress/ingress access from Swetzer Road; a parking lot with 8 parking stalls (including one stall that is ADA compliant); and landscaping. Installation of the prefabricated commercial building and improvements are anticipated to occur over one phase (Staff estimates approximately 4 months). The intention is to install a prefabricated commercial building for future tenant occupation that could be used for light industrial businesses. The entire Project (including future tenant occupants) will be required to comply with the Town's standard hours of operation for noise-producing, non-office use, which is as follows: 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays and not on Sundays or holidays.

TRAFFIC/PARKING/ACCESS

According to the applicant/owner the prefabricated commercial building will be occupied at a future date by future tenants once the building is installed. For purposes of this analysis, Staff assumes, the prefabricated building will be used for warehouse/industrial uses once future tenants occupy the building. Traffic for warehouse/industrial uses is estimated to generate approximately 1 trip end per 1,000 square feet or 14.15 peak hour trips. These traffic generation rates are within the traffic rates considered for the industrial area in the Town's traffic studies for the General Plan.

For industrial use, parking is required at one space per 400 square feet of office, 1,500 square feet of warehouse/industrial use, and 5,000 square feet of outdoor storage with additional parking required (by practice and policy) for company vehicles. By these standards, and based on the expected warehouse/industrial use of the building from future tenants and 6,000-square foot size of the prefabricated commercial building, the applicant/owner will be required to provide at least 4 parking spaces (one of which shall be ADA compliant). The applicant/owner is proposing the development of 8 parking spaces (one of which will be ADA compliant); therefore, the proposal provides substantially more parking than Town requirements. No storage yard is provided on the parcel therefore all vehicles of future tenants will be housed in the parking lot of prefabricated commercial building. Since, at this time the applicant/owner does not have tenant proposed for building occupation, prior to tenant occupation, the applicant/owner shall determine through discussion with Town Planning Staff if existing parking on site is sufficient. If Town Staff determines that additional parking is required based on the tenant occupation of the building, the applicant/owner shall provide improvements to on-site parking prior to tenant occupation of the building. All employees of future tenants shall park on-site and street parking will not be permitted on Swetzer Road in front of the parcel.

Access to the Project site will occur from an applicant/owner improved driveway off Swetzer Road. The access to the parcel will be a driveway approximately 25 feet wide per Town of Loomis standards leading up to the on-site parking lot that will be established. Staff and the Town Engineer has reviewed the plans for development of the driveway entrance off Swetzer and have indicated that the improvements to the driveway are consistent with Town of Loomis access standards.

DRAINAGE/GRADING AND BUILDING HEIGHT AND SETBACKS

The Town Engineer reviewed the application and site plan for the Project and requested preliminary drainage calculations be provided to the Town by the applicant/owner. Based on the development that is occurring on the Project site (installation of a prefabricated, driveway and parking improvements) at this time and review of the preliminary drainage calculations, the Town Engineer indicated no improvements to drainage would be required at this time. However, prior to tenant occupation and future tenant improvements the Town Engineer requires a full Drainage Study to be completed by the applicant/owner in order to ensure the future tenant and improvements comply with Town of Loomis Drainage standards. This has been included as a Condition of Approval as further described in Exhibit B.

The applicant/owner has been approved for a grading permit and grading has already occurred on the Project site. Very little change in elevation from the front to the rear of the site was proposed for the grading permit and was complied with during grading activities on the site. The Project site, which is 1.09-acres in size, required approximately 0.79 acre of grading for installation of the proposed prefabricated building and driveway/parking lot improvements. The applicant/owner is currently applying for a foundation permit to allow for the placement of the prefabricated commercial building onto the Project site. The foundation for the prefabricated building is at an elevation of 417 feet above mean sea level which is similar to foundation pads for buildings located adjacent to the Project site.

The applicant/owner proposes to install the prefabricated commercial building which will have a height of 20 feet 7 inches at the roof peak. Based on the 417 foot elevation of the pad, the top of the prefabricated building will be at an elevation of 437 feet 7 inches which is consistent with the height of the buildings to the north and south of the parcel. The height of the prefabricated building is within the height regulations for the IL Zone as stated in the Town of Loomis Zoning Code.

PHASING

The applicant/owner proposes to install the prefabricated commercial building onsite and improve the site with a driveway, parking lot, and landscaping over a 4-month period.

DESIGN REVIEW REQUEST

BUILDING DESIGN

The building the applicant/owner is proposing to install on the Project site is 150 feet long by 40 feet wide by 20 feet 7 inches tall, a total of 6,000 square feet. The prefabricated building will be made with corrugated non-reflective steel walls that are painted Saddle Tan. The north side of the building will include five (5) entry/exit doors of standard size as well as five (5) steel-roll up doors that are 14 feet by 12 feet. Three (3) windows measuring 50 inches by 30 inches will be located on the east wall of the prefabricated building. The roof will be of gable design and will be painted a Fern Green. An example of the building design is provided by the applicant/owner on the Site Plan included with this report. The building design will be similar to buildings adjacent to the Project site and will be aesthetically consistent with the Swetzer Industrial Park.

The applicant/owner is currently working with Recology Auburn Placer to add trash facilities on the Project site. The solid waste receptacle, access to the solid waste receptacle, and weekly pickup of solid waste will be required to be in compliance with Recology Auburn Placer standards/requirements. The applicant/owner, prior to tenant occupation of the building, will be required to complete and submit a Solid Waste Pickup Plan to Recology Auburn Placer and Town

Staff to ensure compliance with solid waste removal standards. Locations of the solid waste receptacles are required to be approved by Recology Auburn Placer and the Planning Director (in conformance with previous Projects in the area) prior to issuance of certificate of occupancy.

LANDSCAPING

The applicant/owner's plans include a preliminary landscaping and irrigation plan. The Town has not had an overall plan for the Swetzer Industrial Park landscaping. The landscaping proposed by the applicant/owner's adjacent to Swetzer Road includes trees and shrubs that appear to be similar in appearance to landscaping at adjacent properties. The preliminary landscaping plan shows a mix of trees (all will be 15-gallon sizes) and shrubbery (all will be 1-gallon sizes) that will be planted on the Project site on the north and south side of the proposed driveway. Chinese Pistache trees are proposed to be planted on the north (three trees) and south (two trees) sides of the driveway; and, four Deodor Cedar trees are proposed to be planted on the south side of the driveway. Several types of shrubbery (including Golden Breath of Heaven; Purple Leaf Fringe Flower; Deer Grass; and, Dwarf Heavenly Bamboo) are proposed to be planted on the north and south sides of the driveway. All trees and shrubbery planted on the east side of the parcel north and south of the proposed driveway will be required to comply with the standard Town condition which requires 15 feet of landscaping in the "front" of the parcel as measured from the public right-of-way (as this has been codified in the Town of Loomis Zoning Ordinance). The final landscaping plan will be required to show this condition as required by the Town of Loomis Zoning Ordinance. The eastern and western sides of the proposed parking lot will also be landscaped with trees and shrubbery. The eastern and western sides of the parking lot will include a landscaping pallet with the following trees and shrubbery: three Red Cape Myrtle Trees; and, nine Rockrose shrubs on the eastern side and 11 on the western side.

The landscaping must meet the Town's landscaping (water conservation) requirements and will shade the parking lot area by 50 percent (%) within 15 years. Additionally, the landscaping must meet the Town's water efficient design standards (no more than 40 percent turf in irrigated areas, 50 percent evergreen and 50 percent deciduous trees, etc.) and the Project is so conditioned based on the requirements in Chapter 13.34 Landscaping Standards of the Town of Loomis Municipal Code.

Staff believes that the applicant/owner meets these requirements for landscaping and irrigation for the site.

ENVIRONMENTAL REVIEW: This Project is proposed for approval of a Notice of Exemption under provisions of the California Environmental Quality Act, Section 15303.

RECOMMENDATION: Hear staff report, take public comment, and **consider approval of Resolution #15-12a and b approving the Conditional Use Permit and Minor Design Review, per the findings in Exhibit A and conditions of approval in Exhibit B.**

ATTACHMENTS:

1. Resolution #15-12a
2. Resolution #15-12b
3. Exhibit A
4. Exhibit B
5. Application, Plot Plan, Grading/Site Plan, and Landscape Plan.

NOTE: Notice published in Loomis News on 2/12/16 and mailed to neighbors on 2/9/16.

RESOLUTION NO. 15-12a

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A CONDITIONAL USE PERMIT APPLICATION, #15-12 FOR DEAN PETERSEN TO ALLOW THE INSTALLATION OF 6,000-SQUARE FOOT, PRE-FABRICATED COMMERCIAL BUILDING AT APN: 044-220-041-000

WHEREAS, Dean Petersen, the applicant/owner, has proposed to install a 6,000-square foot, pre-fabricated commercial building on a 1-acre parcel, Assessor's Parcel Number 044-220-041-000, such application being identified as #15-12; and,

WHEREAS, on February 23, 2016, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff report relating to said application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A in connection with the Conditional Use Permit for the installation of a 6,000-square foot, pre-fabricated commercial building at 3334 Swetzer Road, Assessor's Parcel Number 044-220-041-000.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of February 23, 2016, did resolve as follows:

1. A Notice of Exemption with respect to environmental review will be filed with the County Clerk.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Conditional Use Permit Application for #15-12 is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 23rd day of February, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mike Hogan, Chairman


Chris Graham, Planner

RESOLUTION NO. 15-12b

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR DESIGN REVIEW APPLICATION, #15-12 FOR DEAN PETERSEN TO ALLOW THE INSTALLATION OF 6,000-SQUARE FOOT, PRE-FABRICATED COMMERCIAL BUILDING AT APN: 044-220-041-000

WHEREAS, Dean Petersen, the applicant/owner, has proposed to install a 6,000-square foot, pre-fabricated commercial building on a 1-acre parcel, Assessor's Parcel Number 044-220-041-000, such application being identified as #15-12; and,

WHEREAS, on February 23, 2016, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff report relating to said application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A in connection with the Design Review Application for the installation of a 6,000-square foot, pre-fabricated commercial building at 3334 Swetzer Road, Assessor's Parcel Number 044-220-041-000.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of February 23, 2016, did resolve as follows:

1. The Design Review Application for #15-12 is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 23rd day of February, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mike Hogan, Chairman



Chris Graham, Planner

EXHIBIT A

FINDINGS 2/23/2016

Notice of Exemption

1. The Project is Categorically Exempt under CEQA 15303.

Conditional Use Permit

1. The proposed use as conditioned is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use as conditioned is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located in that the impacts of the use on the surrounding neighborhoods and the Town of Loomis have been minimize to acceptable levels by the recommended conditions of approval conditions of approval.

Design Review:

1. The proposed Project complies with Section 13.62.040 Design Review of the Town of Loomis Zoning Code.
2. The proposed Project provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.
3. The proposed Project provides attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
4. The proposed Project provides efficient and safe public access, circulation and parking.
5. The proposed Project provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. The proposed Project is consistent with the Town of Loomis General Plan.
7. The proposed Project complies with any applicable design guidelines and/or adopted design review policies.

**EXHIBIT B – CONDITIONAL USE PERMIT
FINAL CONDITIONS OF APPROVAL
PLANNING COMMISSION 2/23/2016**

This Conditional Use Permit and Design Review is approved to allow the applicant/owner to install a prefabricated metal commercial building, at 3334 Swetzer Road, APN 044-220-041, per the attached conditions. The applicant/owner has one (1) year [February 23, 2017] in which to install the building onsite.

GENERAL CONDITIONS

1. _____ The applicant/owner shall comply with all applicable provisions of the Town of Loomis Municipal Code.
2. _____ The use allowed on site by this Conditional Use Permit and Design Review shall be light industrial uses "where they will not create any nuisances: noise, vibration, glare, fire and explosion hazards, radio or electrical disturbances, air pollution and odors, liquid and solid wastes or other factors; which will detrimentally affect the land immediately surrounding the use of the physical environment of the Town" as determined by the Town.
3. _____ The Project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein and the Town of Loomis Municipal Code. Prior to any use of the Project site or business activity being commenced thereon, all conditions of approval and required improvements, such as landscaping, shall be completed to the satisfaction of the Town. Approval of this Project shall not waive compliance with all sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, and applicable policy plans.
4. _____ Development shall be substantially in accord with the set of plans titled 3334 Swetzer Road, Loomis, CA 95650, as prepared by Petersen Construction [sic] Services, dated "Received December 22, 2015", except as may be modified by conditions stated herein.
5. _____ When submitting for Plan Check the applicant/owner shall provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how each of the conditions have been satisfied. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The applicant/owner shall be responsible for correcting any inconsistency that may occur through error or mission during plan preparation or construction.
6. _____ All construction plans, such as, but not limited to the site plan, building elevations, landscaping, and irrigation plans, grading plan, mechanical drawings, street improvement plans, and detailed drawings submitted to the Building Division for permits shall be coordinated for consistency by the applicant/owner prior to the

issuance of any permits, or commencement of the subject use, whichever comes first. Any change or modification to one particular plan shall require the corresponding revisions on other plans. All plans shall be consistent with that approved by the Planning Department. The applicant/owner shall be responsible of correcting any inconsistency which may occur through error or omission during plan preparation or construction.

7. _____ The applicant/owner shall comply with all applicable provisions of the Town of Loomis Municipal Code.

IMPROVEMENTS

8. _____ The parking area, developed by the applicant/owner, shall be surfaced with a minimum 2 inches of asphalt on 4 inches of aggregate base.
9. _____ The applicant/owner shall obtain an encroachment permit prior to any work within public rights-of-way.
10. _____ The applicant/owner shall construct all improvements required as a condition of approval of this Project prior to tenant occupancy of the building or enter into a contract agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the provisions of the Loomis Municipal Code.
11. _____ The plans for site improvements required as a condition of approval of this Project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction by the applicant/owner.
12. _____ The applicant/owner shall submit certified as-built plans prior to final acceptance of improvements.
13. _____ Cost of all inspections related to on-site and off-site improvements shall be borne by the applicant/owner and shall be paid prior to completion of the improvements.
14. _____ The applicant/owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this Project.
15. _____ The applicant/owner shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town.
16. _____ All grading performed shall conform to the Town Grading Ordinance, and/or as recommended by a soils report, with prior review and approval by the Town Engineer. A Grading Permit shall be obtained prior to any on-site construction by the applicant/owner.

17. _____ All utility facilities shall be placed underground in accordance with Town Ordinance.
18. _____ Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Loomis Fire District and Placer County Water Agency.

AGENCIES

19. _____ The applicant/owner shall be required to submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.
20. _____ The applicant/owner shall submit to the Environmental Health Services a "will-serve" letter from SPMUD indicating that the district can and will provide sewerage service to the Project. The Project applicant/owner shall connect the Project to this public sewer.
21. _____ The applicant/owner shall submit to the Environmental Health Services, for review and approval, a "will serve" letter from PCWA for domestic water services. The applicant/owner of the Project shall connect the Project to this treated domestic water supply.
22. _____ "Hazardous materials" (if the applicant/owner of the Project is unsure of what constitutes a hazardous material or waste associated with future tenant occupants, the applicant/owner shall contact Environmental Health Services for assistance at 530-745-2300) as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. Future occupants of the building on site who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations
 - a. Applicant/owner must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees
 - b. If the future occupant will generate hazardous waste from routine operations, the applicant/owner shall obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).
23. _____ The applicant/owner shall provide a Solid Waste Refuse Plan to Recology Auburn Placer and the Town indicating locations of solid waste refuse enclosures, estimated amounts of solid waste generation, solid waste pick-up plans, etc. prior to tenant occupation.
24. _____ The applicant/owner shall execute a facilities agreement and payment of all fees and charges to PCWA to establish water service to the Project site.

25. _____ PCWA has indicated that there is no treated water service to the Project parcel. Water can be available from PCWA's 10-inch treated water stub on the parcel from the 12-inch main located in Swetzer Road. The preliminary plans provided for PCWA review did not indicate locations of fire service connections, domestic service, or irrigation services. Irrigation water for landscaping shall have a separately metered service connection from the domestic service. The fire service connections and metered services with backflow devices mark the limit of public and private facilities and are to be close to the main for accessibility. In order to obtain additional service for fire protection, domestic service, and landscape service, the applicant/owner shall enter into a facilities agreement with PCWA to provide any on-site or off-site pipelines or other facilities if they are needed to supply waste for domestic or fire protection purposes and pay all fees and charges required by PCWA, including the Water Connection Charges.
26. _____ PCWA's Westside Pipe runs adjacent to the applicant/owner's parcel within Swetzer Road. Several surrounding parcels are served by PCWA by this canal. Private raw water pipe from the canal may exist across the applicant/owner's parcel. PCWA does not maintain records of private facilities. Service to these other customers that may traverse the applicant/owner parcel shall be protected and not encroached upon.
27. _____ Separation of treated water lines from other utilities must be maintained in accordance with the California Division of Drinking Water and standards of PCWA. Distributions systems shall be designed with looping pipelines such that all points within the distribution system are connected to a minimum of two source pipelines. Mains shall be located within public rights-of-way or easements, and out of residential lots and landscaped areas. Trees and large shrubs shall be kept outside of easements containing water mains. PWCA's minimum easement width is 20 feet centered over public facilities, with 10 feet minimum each side of the facilities. Mains located within roadways, alleyways, parking lot drive aisles, and other travel ways shall be located under pavement at a minimum of 3 feet from the edge of pavement. Main sizing for the distribution systems is based on the PWCA's velocity maximum of 5 feet per second for maximum day demand and 7 feet per second for fire flow events. Fire hydrant placement, spacing, and flow rate requirements are dictated by the fire department and reviewed by PCWA to ensure compliance with PCWA's maximum pipe velocity standards.
28. _____ PCWA declared a drought emergency on February 6, 2014 and may impose restrictions on the use of water during the pendency of the emergency. These restrictions currently include a prohibition against landscape irrigation for newly constructed buildings in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission and the Department of Housing and Community Development. Until the PCWA Board of Directors has declared the drought emergency to have ended, the applicant/owner shall comply with all water use restrictions that may be adopted by PCWA and shall inform each transferee of any parcel covered by this Facilities Agreement that water use may be restricted due to the drought emergency. Water use restrictions are subject to change; therefore, the applicant/owner shall direct each such transferee

to access PWCA's website or consult with PCWA staff to ascertain what water use restrictions may apply.

29. _____ The design and construction of all on-site and off-site facilities which may be required as a result of Project implementation, including the acquisition and granting of sewer easements, shall be the responsibility of the applicant/owner. The applicant/owner shall provide improvement plans to SPMUD for review and approval and pay participation fees to SPMUD prior to connection to sewer.
30. _____ There is an existing easement at the southwest corner of the Project site along with existing sewer infrastructure. Access shall be provided to the existing manhole through the site per SPMUD District Standards and Specifications
31. _____ SPMUD requires the applicant/owner perform the following prior to issuing a will serve letter for the parcel:
- a. Clearly delineate the existing easement limits on the site plan for the proposed Project;
 - b. Pipe type shall be per SPMUD District Standards and Specifications;
 - c. Elevations shown at the manhole require an inside drop which requires a 60-inch manhole (replacement of the existing manhole). The other alternative is for the 6-inch lateral invert to match the crown of the exit pipe;
 - d. A two-way cleanout is required within two feet of the building. Consider the location of the two-way cleanout and the internal plumbing of the building. A portion of the sewer line in the parking are [sic] may be eliminated.
 - e. A cleanout is acceptable in lieu of the proposed manhole at the terminus of the private sewer line.
 - f. Cleanouts are required every 100-feet per the CUPC.
 - g. The applicant/owner shall provide all-weather, drivable access with a turn-around from Swetzer Road to the existing public manhole at the southwestern corner of the Project site. SPMUD requires 12-feet of 3-inches AC on 8-inches Type II AB with 2-foot shoulders on both sides of 11-inches of Type II AB.
 - h. The applicant/owner shall provide access easement and associated documentation for the sewer access to the existing sewer manhole at the southwestern corner of the Project site per SPMUD standard easement language.
 - i. The applicant/owner shall include SPMUD's Standard Drawing 5 (not Placer County Standard Sanitary Sewer Manhole detail)
 - j. The applicant/owner shall include SPMUD's Standard Drawing 4 (not the Trench Detail included).
 - k. The applicant/owner shall include SPMUD's details on the Site Plan (access, cleanouts, etc.)
32. _____ SPMUD recommends that the applicant/owner's landscaping plan not include landscaping planted over private sewer lines due to eventual root control issues.

33. _____ Prior to issuance of a will-serve letter for sewer service, the applicant/owner shall schedule and attend a meeting with SPMUD staff in order to discuss the Project and to determine specific requirements associated with implementation of the proposed Project.
34. _____ The applicant/owner is proposing to construct an unsprinklered building. Without sprinkler protection, there will be restrictions with regard to the type and configuration of occupancy permitted in the building. Installation of a sprinkler system is recommended by the Loomis Fire District since it will protect the future tenants occupying the building from a destructive fire and provide the most leasing flexibility. Prior to tenant occupancy the applicant/owner shall develop and submit a set of plans for sprinkler system installation in accordance with building and fire code standards for the specific use that will occupy the building. The Town of Loomis and Loomis Fire District will review and approve the plans submitted by the applicant/owner to ensure the future occupant is in compliance with sprinkler system standards in accordance with the use which will occupy the building.
35. _____ The Loomis Fire District shall review the comprehensive construction documents once they are submitted by the applicant/owner to the Town. The Project shall meet the requirements contained within the 2013 California Building standards Code.
36. _____ Prior to tenant occupation and tenant improvements on the Project site; the applicant/owner shall contact the Town of Loomis Engineer to determine further requirements for a Drainage Study for the parcel. The applicant/owner provided the Town Engineer with preliminary drainage calculations that satisfied the type of development that was to occur on the Project site through this application and that is in compliance with Town of Loomis Drainage Standards. Improvements and additional development above and beyond what is proposed for this current Project would require approval of a Drainage Study by the Town Engineer to satisfy Town of Loomis Drainage requirements.

GENERAL

37. _____ Prior to any tenant occupancy of the building, the applicant/owner shall submit a Planning Application to the Town of Loomis Planning Department to ensure the use that is proposed for building occupancy is in compliance with the Town of Loomis Zoning Code. The uses allowed on site by this Conditional Use Permit shall be those listed in Section 13.28.030 Industrial and Public District Land Uses and Permit Requirements of the Town's Zoning Ordinance or, in the case that a new Zoning Ordinance is adopted by the Town, those listed as permitted for the site as it is zoned, subject to any specific conditions listed for the proposed use within the zoning district. For those uses listed requiring a Minor Use Permit (MUP); Use Permit Required (UP); or Permit Requirement Set By Specific Use Regulations (S), prior to tenant occupation, the applicant/owner shall apply for any associated permits that would allow the use to occupy the structure on the parcel.
38. _____ The Project includes installation of a prefabricated building on the parcel that

will include five (5) roll up doors. The owner/applicant shall not install partitions within the prefabricated building after installation on the parcel in order to split the building into five separate segments without approval from the Town of Loomis Planning Department.

39. _____ The building shall be constructed in conformance with UBC requirements for industrial uses. Any use within the building shall be conducted only in conformance with the UBC.
40. _____ The property owner and future property owner shall be responsible to ensure all conditions are incorporated into the standard provisions of any sale, lease and/or rental agreements entered into with any new owners or tenants on the property subject to this Conditional Use Permit.
41. _____ All lighting shall be shielded (bulb shall not be visible from roadway or adjacent properties) and directed on-site. The plans shall be reviewed by the Planning Department and Town Engineer prior to building permit issuance and the lighting shall be installed prior to building final or any certificates of occupancy being issued.
42. _____ The applicant/owner shall pay the Road Circulation Fees, Drainage Fees, Community Facilities Fee and Fire Fee in affect at the time of building permit issuance.
43. _____ No vehicles or trailers shall be advertised for sale or rent on the site and no vehicle sales, leasing or rentals shall be conducted at the site.
44. _____ No inoperable vehicles shall be stored out-of-doors at the site for more than 24 hours, except as may be approved by the Planning Director.
45. _____ The applicant/owner shall ensure that materials associated with tenant occupation on the site shall not be stacked higher than 6 feet unless approved by the Planning Director. The applicant/owner shall maintain fencing and walls on the parcel in good condition.
46. _____ The applicant/owner shall be required to provide 1 parking space for each 400 square feet of area devoted to office use, 1 parking space for each 1,500 square feet of area for warehouse/industrial use and 1 parking space for each 5,000 square feet devoted to outdoor storage use at the time of construction (parking with each type of parking with 0.5 or more shall be rounded up to the next whole number). The applicant/owner is currently providing 8 parking spaces for the building installation (an assumption that the building is considered a warehouse/industrial use) for a 6,000-square foot building. Based on the size of the building being installed and the expected use, the applicant/owner would be required to provide four parking spaces on the parcel (6,000-square foot building/1,500 square feet of area for warehouse/industrial = 4 parking spaces required); therefore, the applicant/owner currently meets the parking requirement. Prior to tenant occupation of the building onsite, a the applicant/owner determine

through discussion with Town Planning Staff, if the use proposed for the building requires additional parking based on the above discussed parking standards. If additional parking is required, on-site parking improvements shall be completed by the applicant/owner prior to occupancy by the proposed tenant. Any company vehicles of future tenants shall be stored in the building or within fenced yards on the parcel. All employees of future tenants shall park on site and street parking will not be permitted on Swetzer Road in front of the parcel. Location of the parking and any gating of the parking must be approved by Planning Director prior to installation.

47. _____ All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris. Comply with landscaping maintenance agreement which is required to be signed by applicant/owner and Town prior to final building approval.
48. _____ Outdoor loudspeakers, amplified sound shall be prohibited.
49. _____ All heating, ventilation and air conditioning systems shall be screened from public view, as approved by the Planning Director. A roof plan shall be submitted by the applicant/owner with spot elevations showing location of all roof equipment including vents, stacks, and skylights.
50. _____ The trash dumpster shall be enclosed and screened from public view. The dumpster location shall be subject to the approval of Recology Auburn Placer and the Planning Director prior to issuance of the building permit. The applicant/owner shall subscribe to weekly refuse collection. The applicant/owner shall provide adequate, accessible, and convenient areas for collecting and loading commingled solid waste and recyclable materials.
51. _____ The hours of on-site construction, and subsequent conducting of business activities by future tenants, shall be limited to Monday through Friday, 7:00 a.m. to 7:00 p.m. and Saturday, 8:00 a.m. to 5:00 p.m. No work shall occur on Sundays or holidays. Work inside the building which cannot be heard at the property lines is specifically excluded from these restrictions.
52. _____ The height of the prefabricated building to be located on the parcel shall not exceed a height of 35 feet as measured from pad level. The pad levels shall not exceed those shown on the Use Permit plans.
53. _____ The applicant/owner shall be responsible for taking whatever actions are necessary to abate any nuisances caused by new industry/tenant occupation in the Project area.
54. _____ All truck staging or loading for business (future tenant) located on the parcel shall occur on-site only and not spill out on to Swetzer Road.
55. _____ No commercial quantities of hazardous materials (during construction by the applicant/owner or by future tenants) shall be allowed within the prefabricated

building being installed on the parcel.

56. _____ Tenant occupancy shall not be permitted until all conditions incorporated into this Conditional Use Permit are completed by the applicant/owner and accepted or approved by the Town.

This Design Review Application is approved for the installation of one prefabricated commercial building, measuring 6,000-square feet, on a one (1) acre parcel located at 3334 Swetzer Road, APN: 044-220-041-000, per the following conditions. The approval expires on February 23, 2017, unless extended by the Planning commission.

57. _____ The applicant/owner shall construct the buildings as shown in the design plans presented to, reviewed by, and approved by the Planning Commission on February 23, 2016, and marked "APPROVED" in the Project file.
58. _____ Final landscape and irrigation plans shall be submitted to the Planning Department for review and approval as shown in the design plans presented to, reviewed by, and approved by the Planning Commission on February 23, 2016, and marked "APPROVED" in the Project file in conjunction with the building plan review. Such plans shall be prepared and stamped by a California licensed landscape architect or landscape contractor as required by the Town's Water Efficient Landscape Conservation Ordinances. Calculations showing that the parking lot will be shaded 50 percent (%) in 15 years shall be included on the plan. Screening of all ground-mounted utility equipment including air conditioners, transformers, backflow preventers or other similar equipment shall be indicated on the plans. These plans shall be reviewed and approved by the Planning Director prior to issuance of building permit. The landscaping shall be designed to meet the Town's landscaping (water conservation) requirements and shall shade the parking lot by 50 percent (%) with 15 years (calculations to be submitted with plans), screen the yard and improve the general appearance of the parcel. All landscape planting areas shall be mulched and/or covered with bark chips or other similar material, unless growth of live groundcovers would be impeded, or is necessary for weed control, as determined by the Planning Director. Minimum tree size is 15 gallon. Large shrubs required for screening purposes shall not be less than 24-36 inches in height at time of planting. Spacing shall be between 4 and 6 feet on-center, as determine by the Planning Director. Prior to tenant occupation of the building, the applicant/owner shall enter into a landscape maintenance agreement with the Town.
59. _____ The applicant/owner wants to install an advertisement sign shall submit a sign application for the review and approval of the Planning Director per the Sign Ordinance prior tenant occupation. One-free standing monument sign shall be constructed of materials similar to those in the Swetzer Industrial Parka and shall be externally illuminated to conform to the existing sings in the Swetzer Industrial Park. The sign (if applied for, approved, and built by the applicant/owner) shall be consistent in location, color, size and style.
60. _____ Screening of all ground-mounted utility equipment including air conditioners,

transformers, backflow preventers, or other similar equipment shall be indicated on the plans submitted by the applicant/owner to the Town. Said screening shall include the use or combination of shrubbery, berming, or structures.

61. _____ All ground-mounted utility appurtenances such as transformers or air conditioning units shall be located out of public view and/or adequately screened through the use or combination of concrete or masonry walls, berming, painting and landscaping by the applicant/owner.
62. _____ Such appurtenances shall be indicated on the approved landscape and irrigation plans prior to issuance of building permits.
63. _____ During installation of landscaping and irrigation, and prior to tenant occupation of the building, the landscape architect or design professional responsible for preparing the required plans, or his/her designee, shall monitor installation and visit the site prior to completion of the landscape work, and thereafter, provide to the Department of Planning and Development a written statement confirming compliance with approved plans and approval of materials.
64. _____ Any security gates and/or fences shall require details which shall be submitted to the Sheriff's Substation and Fire Department and Planning Department for approval prior to issuance of building permits.
65. _____ All landscaped areas adjacent to vehicle parking areas or travel lanes shall be contained by a minimum six inch high, poured in place, concrete curb.
66. _____ Prior to building installation on the Project site, the applicant/owner shall provide the Town Planning Director for review and approval a palate sample of the Fern Green color the roof and trim and the Saddle Tan color of the exterior walls of the prefabricated commercial building.